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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H1)

DRAFT VARIATION TO THE MASTER PLAN OF HINDUPUR MUNICIPALITY FOR CHANGE OF LAND USE FROM LIGHT INDUSTRIAL USE TO COMMERCIAL USE AND GREEN BELT (BUFFER) IN HINDUPUR TOWN.

[Memo. No. 7652/H1/2010-4, Municipal Administration & Urban Development, 25th September, 2010.]

The following draft variation to the Hindupur General Town Planning Scheme, the Master Plan, which was sanctioned in G.O.Ms.No. 651 M.A., dated 27-10-1993, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.Nos. 65/1 & 2 of Hindupur Town to an extent of 4814.05 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Light Industrial use zone in the General Town Planning Scheme (Master Plan) of Hindupur Town sanctioned in G.O.Ms.No. 651 M.A., dated 27-10-1993 is now proposed to be designated for Commercial use and Green Belt (Buffer) by variation of change of land use as marked "ABC & D" as shown in the revised part proposed land use map GTP No. 5/2010/A, which is available in Municipal Office, Hindupur Town, **subject to the following conditions; namely:-**

[1]

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158 M.A., dated 22-3-1996 to the Hindupur Municipality before issue of confirmation orders.
2. That the title and Urban Land Ceiling/Agricultural Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc., the owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning/ competent authority as the case may be.
8. The applicant shall handover the road affected portion to an extent of 53.27 Sq.Mtrs., to the Hindupur Municipality free of cost through registered gift deed.
9. The applicant shall maintain 30.00 Mtrs., green belt / buffer towards tank side.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Land belongs to Sri Raghunath Rao, Sy.No. 65 (part).

East : Vacant land in S.No. 67.

South : Land belongs to Sri H. Chandra Rao & Sri M. Lingaji Rao, S.No. 65 (Part).

West : Existing 26.21 Mtrs., wide B.T. Road.

DRAFT VARIATION TO THE MASTER PLAN OF PRODDATUR MUNICIPALITY FOR CHANGE OF LAND USE FROM LIGHT INDUSTRIAL USE TO LOCAL COMMERCIAL USE (1211.83 Sq.Mtrs.,) AND RESIDENTIAL USE (3360.09 Sq.Mtrs.,) INCLUDING LIGHT INDUSTRIAL ACTIVITY UP TO 10 HP FOR ESTABLISHMENT OF NON-POLLUTING INDUSTRIES FOR THE SITE IN WARD NO. 7, KORRAPADU ROAD, PRODDATUR TOWN.

***[Memo. No. 21509/H1/2009-3, Municipal Administration & Urban Development,
25th September, 2010.]***

The following draft variation to the Proddatur General Town Planning Scheme, the Master Plan, which was sanctioned in G.O.Ms.No. 73 M.A., dated 17-02-1989, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in R.S.Nos. 633/3 (Part), 633/4 and 633/5, D.No. 7/1345, in Ward No. 7, Korrapadu Road, Proddatur Town to an extent of 5220.60 Sq.Mtrs., (including the road affecting areas of 250.96 Sq.Mtrs., and 397.72 Sq.Mtrs.,) the boundaries of which are as shown in the schedule below and which is earmarked for Light Industrial use in the General Town Planning Scheme (Master Plan) of Proddatur Town sanctioned in G.O.Ms.No. 73 M.A., dated 17-02-1989 is now proposed to be designated for Local Commercial use (1211.83 Sq.Mtrs.,) and Residential use (3360.09 Sq.Mtrs.,) including light industrial activity up to 10 HP for establishment of non-polluting industries by variation of change of land use as marked “ABCDEFGHI & J” as shown in the revised part proposed land use map GTP No. 4/2009/A, which is available in Municipal Office, Proddatur Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158 M.A., dated 22-3-1996 to the Proddatur Municipality before issue of confirmation orders.
2. That the title and Urban Land Ceiling/Agricultural Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc., the owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning/ competent authority as the case may be.
8. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
9. The applicant shall handover the total site area of 648.68 Sq.Mtrs., (250.96 Sq.Mtrs., executed in 100 feet wide Master Plan road + 397.72 Sq.Mtrs., affected in 40 feet wide Master Plan road) affected in 40 feet wide Master Plan road) affected in 100 feet and 40 feet wide Master Plan roads to the Municipal Commissioner, Proddatur Municipality free of cost through registered gift deed.
10. The Municipal Commissioner, Proddatur Municipality shall inform the applicant to obtain prior technical approval from the competent authority / Director of Town and Country Planning, Hyderabad before developing the site under reference.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Residential buildings (Industrial use as per the Master Plan)

East : Residential and Commercial buildings (Residential and Commercial use as per the Master Plan)

South : Residential buildings (Industrial use as per the Master Plan)

West : 100 feet wide Master Plan road.

T.S. APPA RAO,
Principal Secretary to Government (UD).